

RETAIL FOR LEASE
MAPLEWOOD EAST



2950 WHITE BEAR AVE
MAPLEWOOD, MN 55109

Redefining Real Estate

www.AtlasCRE.com

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PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE	Suite 2: 4,493 sf (Available 8/1/24)
	Suite 3: 1,470 sf
LEASE RATE	Negotiable
2024 CAM/TAX	CAM/Ins \$4.81 PSF
	Taxes \$5.04 PSF
	Total \$9.85 PSF

⇒ TRAFFIC COUNTS

WHITE BEAR AVE:	17,994 VPD
BEAM AVE:	3,812 VPD

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	9,061	73,771	211,981
AVG. HH INCOME	\$100,309	\$104,727	\$103,877
DAYTIME POPULATION	12,545	73,878	187,411

* Source- ESRI 2024



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82,046 VPD



COUNTY RD D 11,600 VPD

5,056 VPD



MAPLEWOOD MALL SHOPPING CENTER



MAPLEWOOD EAST SHOPPING CENTER

Maplewood LIQUOR
JACKSON HEWITT TAX SERVICE



SITE

WHITE BEAR AVE - 19,319

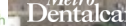
17,994 VPD



11,442 VPD

BEAM AVE 10,400 VPD

3,812 VPD



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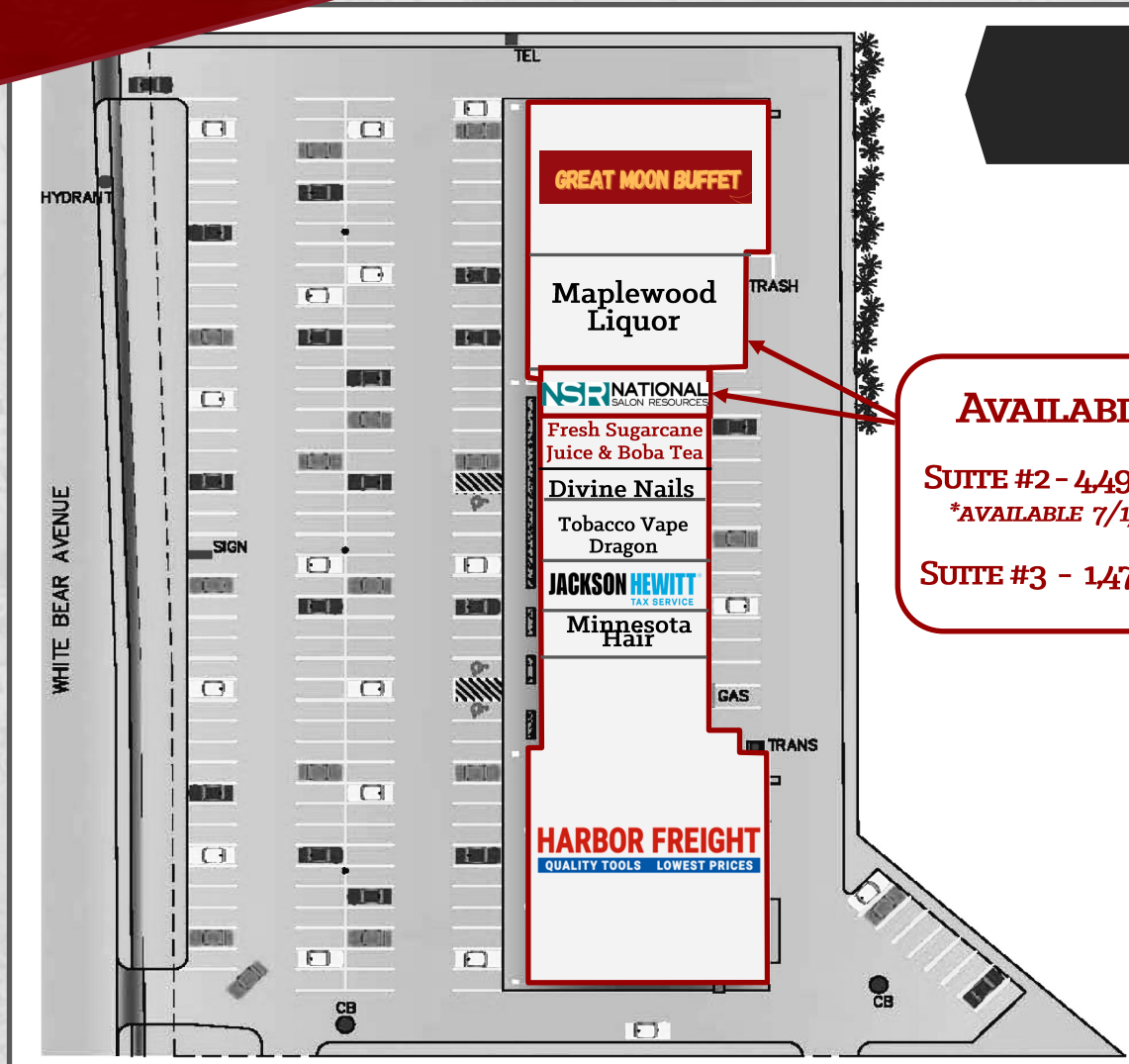
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SITE PLAN



AVAILABLE
SUTTE #2 - 4,493 SF
*AVAILABLE 7/1/22
SUTTE #3 - 1,470 SF

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